This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

MARK S WARNER III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater is $525,000.00.

Affiant

Subscribed and sworn before me this the 30 day of July, 2021.

Notary Public
My commission expires: 6/14/25

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Jeremy Matthew Batson and Laura Elizabeth Batson 1427 McGavock Pike Nashville, TN 37216	Legacy Home Loans LLC 4004 Hillsboro Pike Suite 216 B Nashville, TN 37215	072-07-0 281.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, MARCUS TRAMMELL AND HEIDI WIITANEN, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JEREMY MATTHEW BATSON AND LAURA ELIZABETH BATSON, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 6 J.A. Demonbreun Resubdivision of Lots 75-81 of R.M. Dudley's unrecorded plan of Subdivision of 30 acre tract, as shown on plat of record in Plat Book 974, page 68, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Heidi Wiitanen and Marcus Trammell, wife and husband, by deed dated 05/29/2013, from Andrew Jones and wife, Michele Jones, of record in Instrument No. 20130607-0057930, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1427 McGavock Pike, Nashville, TN 37216.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Karen Johnson Davidson County
Batch# 689249 **DEEDWARR**
08/03/2021 09:52:56 AM 2 pgs
Fees: $13.00 Taxes: $1,942.50
20210803-0104046

MT by JW Atf
HW by JW Atf

Witness my hand this the 30 day of July, 2021.

Marcus Trammell by Jenny West
Marcus Trammell Attorney in Fact
BY: Jenny West as Attorney-in-Fact

Heidi Wiitanen by Jenny West
Heidi Wiitanen Attorney in Fact
BY: Jenny West as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Williamson

On this 30 day of July, 2021, before me, the undersigned Notary Public in and for said County and State, personally appeared Jenny West with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Marcus Trammell by Specific POWER OF ATTORNEY dated 7/26/2021, and who acknowledged that he executed the same as the free act and deed of Marcus Trammell.

Witness my hand and official seal this 30 day of July, 2021.

My commission expires: 9/18/22

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 18, 2022

STATE OF TENNESSEE
COUNTY OF Williamson

On this 30 day of July, 2021, before me, the undersigned Notary Public in and for said County and State, personally appeared Jenny West with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Heidi Wiitanen by Specific POWER OF ATTORNEY dated 7/26/2021, and who acknowledged that he executed the same as the free act and deed of Heidi Wiitanen.

Witness my hand and official seal this 30 day of July, 2021.

My commission expires: 9/18/22

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 18, 2022